

ROCKY HILL PLANNING BOARD
Minutes of the July 11, 2006 Meeting

Present: R. Ayrey, R. Batchelder, C. Cann, G. Morren, C. Pihokken, T. Roshetar, R. Whitlock, A. Youtz, J. Yuchmow

Absent: J. Hasser, G. Oakley

Also present: V. Bollheimer and K. Philip

Statement Of Adequate Notice

Pursuant to the Sunshine Law, a notice of this meeting's date, time, place and agenda was mailed to the news media, posted on the Municipal bulletin board and filed with the Municipal Clerk. The meeting was called to order at 7:30 p.m.

Open Public Comment Period: The meeting was then opened to the public. Being that there was no one who wished to address the board, the open public portion of the meeting was closed.

Approval of Minutes

March 30, 2006 – postponed

April 11, 2006 – postponed

April 20, 2006 – postponed

Chairman's Announcements

C. Pihokken stated that the Pulte resolution will be on the August agenda in addition to a discussion about our options for COAH recertification.

APPLICATION

- a) Mary Jacobs Library, Washington Street
Review of MJL sign and placement with visibility along Washington Street

Mr. Raffaelli, Zoning Officer, stated that the proposal is for a identification sign. The problems associated with this proposal involve the location of utility lines. The library is proposing a sign on the corner of the site and the specific location of the utility lines are unknown. Susan Bristol has prepared details of the sign, he stated that alterations may be needed in order to get Council support for the sign. Mr. Raffaelli stated that the utility providers must be notified prior to digging but they will not get involved until a contractor is hired. The proposed location of the sign will be close to the property line, and it may be closer than the required two foot setback.

Brenda Fallon, Library Trustee, was sworn in and stated that the sign will fit in with the look of the library. The proposed materials will be timber and brick and it conforms to the zoning requirements. She stated that the trustees would like to put a light on the sign and the sign would run parallel to Route 518. She stated that a contractor has not been contacted to date.

T. Roshetar asked about the lighting, Ms. Fallon stated that one uplight will shine directly on the sign and there is a lightpost on the corner so an electrical connection would be easy. There are many trees along the roadway in addition to a utility pole and a mailbox. She stated that they considered a two-sided sign but this would not be feasible because they would have to reduce the size of the sign and identification is not needed when leaving the site.

The meeting was then opened to the public. Being that no one wished to address the Board, motion was made and seconded to close the public portion. The vote was 9-0 in favor. Motion carried.

Board discussion then took place. A consensus of the board was that the sign should be parallel to Route 518 and not perpendicular. R. Batchelder stated that the Board could recommend that a variance be granted to allow a larger sign due to the fact that the proposed sign provides lettering only three inches in height. The Board could recommend approval of the sign at the size permitted by code (32" x 48" maximum) and grant a variance for a light. Ms. Fallon stated that a larger sign would be better. T. Roshetar stated that he feels the proposed design is a good design, it is nicely understated and looks good.

Motion was made by R. Batchelder and G. Morren seconded the motion to recommend approval of the identification sign for the Mary Jacobs Library with the following condition:

1. The size of the sign will be 32" x 48".
2. A variance for a light should be granted.
3. The location of the sign will be determined after final determination of the location of the utility line locations.
4. The sign must be parallel to the road.

Motion was made by T. Roshetar and J. Yuchmow seconded the motion to adjourn the meeting at 8:00 p.m. Motion carried.

Respectfully submitted,

Kerry A. Philip
Secretary